

Providence City Planning Commission Agenda  
Providence City Office Building, 15 South Main, Providence UT 84332  
July 13, 2016 6:00 p.m.  
Anyone interested is invited to attend.

**Approval of the Minutes:**

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of June 22, 2016.

Item No. 2. The Providence City Planning Commission will consider for approval the minutes of June 29, 2016.

Item No. 3. The Providence City Planning Commission will consider for approval the minutes of July 6, 2016.

**Public Hearing (6:00 PM)**

Prior to making a recommendation to the City Council, the Providence City Planning Commission will hold a public hearing to provide an opportunity for anyone interested to comment on the proposed amendments to the Providence City Master Plan Sheet No 5-B Future Re-Zone of existing Districts. This Map is the plan for future rezoning of existing districts within the Providence City Corporate limits.

**Action Items:**

Item No 1. Proposed Master Plan Sheet No 5-B Amendment: The Providence City Planning Commission will consider for recommendation to the Providence City Council, approval of amendments to the Providence City Master Plan Sheet No 5-B Future Re-Zone of existing Districts. This Map is the plan for future rezoning of existing districts within the Providence City Corporate limits.

Item No. 2. Final Plat Approval: The Providence City Planning Commission will consider for approval the final plat for Little Baldy Place Subdivision, a 37-lot residential subdivision located generally at 80 North Sherwood Drive.

**Study Items:**

Item No. 1. Proposed General Plan Amendments: The Providence City Planning Commission will discuss a plan/schedule to review the various elements and aspects of the Providence City general plan.

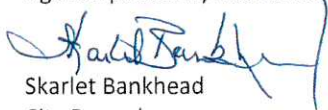
Item No. 2. Proposed Code Amendments: The Providence City Planning Commission will discuss proposed amendments to Providence City Code Title 2 Chapters 1 and 4, Title 10 Chapters 15 and 16, and Title 11 Chapter 3 by changing the words "city administrator" to "administrative services director".

**Reports:**

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on July 11, 2016.

  
Skarlet Bankhead  
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.



# Providence City

15 South Main Street  
Providence, UT 84332  
(435) 752-9441 • Fax: (435) 753-1586

## PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: General Plan Amendment

Applicant: Providence City

Project Description: Proposed amendments to the Providence City Master Plan Sheet No 5-B Future Re-Zone of existing Districts. This Map is the plan for future rezoning of existing districts with in the Providence City Corporate limits.

Hearing Date: July 13, 2016

Hearing Time: 6:00 PM

Hearing Location: Providence City Office Building, 15 South Main, Providence UT

Prior to making a recommendation on this project, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

  
Skarlet Bankhead  
City Recorder

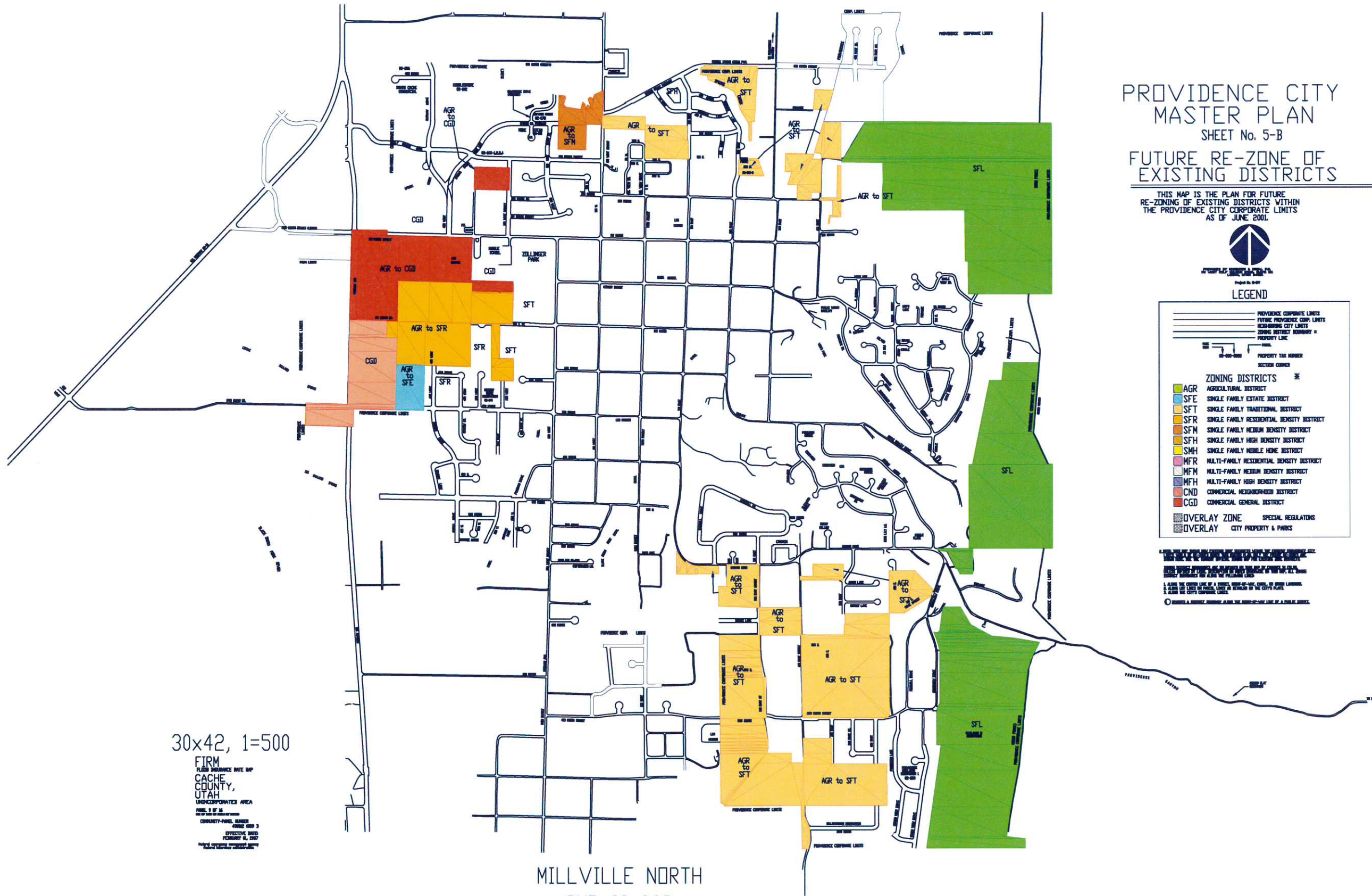
Newspaper Publication Date(s): Saturday, July 2, 2016

Posting Date: July 1, 2016

Posting Locations:

1. Providence City Office Building, 15 South Main
2. Providence City website [www.providencacity.com](http://www.providencacity.com)
3. Utah Public Notice Website





# PROVIDENCE CITY MASTER PLAN SHEET No. 5-B FUTURE RE-ZONE OF EXISTING DISTRICTS

THIS MAP IS THE PLAN FOR FUTURE  
RE-ZONING OF EXISTING DISTRICTS WITHIN  
THE PROVIDENCE CITY CORPORATE LIMITS  
AS OF JUNE 2001.



Project No. 00-062

## LEGEND

	PROVIDENCE CORPORATE LIMITS
	FUTURE PROVIDENCE CORP. LIMITS
	NEIGHBORING CITY LIMITS
	ZONING DISTRICT BOUNDARY
	PROPERTY LINE
	PROPERTY TAX MAP
	SECTION CORNER
	SECTION CORNER
<b>ZONING DISTRICTS</b>	
	AGR AGRICULTURAL DISTRICT
	SFE SINGLE FAMILY ESTATE DISTRICT
	SFT SINGLE FAMILY TRADITIONAL DISTRICT
	SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
	SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
	SFH SINGLE FAMILY HIGH DENSITY DISTRICT
	SMH SINGLE FAMILY MOBILE HOME DISTRICT
	MFR MULTI-FAMILY RESIDENTIAL DENSITY DISTRICT
	MFM MULTI-FAMILY MEDIUM DENSITY DISTRICT
	MFH MULTI-FAMILY HIGH DENSITY DISTRICT
	CND COMMERCIAL NEIGHBORHOOD DISTRICT
	CGD COMMERCIAL GENERAL DISTRICT
	OVERLAY ZONE SPECIAL REGULATIONS
	OVERLAY CITY PROPERTY & PARKS

1. ALL ZONING DISTRICTS ARE SUBJECT TO THE CITY'S ZONING ORDINANCE, WHICH MAY BE AMENDED FROM TIME TO TIME.  
2. THE CITY'S ZONING ORDINANCE IS THE FINAL AUTHORITY IN ALL MATTERS RELATING TO ZONING.  
3. THE CITY'S ZONING ORDINANCE IS THE FINAL AUTHORITY IN ALL MATTERS RELATING TO ZONING.  
4. THE CITY'S ZONING ORDINANCE IS THE FINAL AUTHORITY IN ALL MATTERS RELATING TO ZONING.

30x42, 1=500

FIRM  
PLANNING & DESIGN  
CACHE COUNTY,  
UTAH  
UNINCORPORATED AREA  
SHEET 5 OF 10  
COMMUNITY-PLANNING BOARD  
APPROVED: 08/03/01  
EFFECTIVE DATE:  
FEBRUARY 14, 2002  
PROJECT: PROVIDENCE CITY MASTER PLAN  
SUBPROJECT: FUTURE RE-ZONING OF EXISTING DISTRICTS

MILLVILLE NORTH  
SUB 00-062

**PROVIDENCE CITY**  
**Executive Staff Review**  
**Meeting Date: 07/13/2016**

**Request:** Approval of the Final plat for Little Baldy Place Subdivision

<b>Item Type:</b> Final Plat	<b>Applicant:</b> Stan Checketts	<b>Agent:</b> Danny Macfarlane
<b>Prepared by:</b> S Bankhead	<b>General Plan:</b> SFT (Sheet 5-C 2000 Master Plan	<b>Zone:</b> SFL
<b>Parcel ID #:</b> 02-101-0001 <b>Address:</b> generally 80 North Sherwood Drive	<b>Acres:</b> 69.01 (+/-)	<b>Number of Properties:</b> 1 <b>Proposed Lots:</b> 34

**Staff Report Summary of Key Issues:**

1. The minimum lot size in SFL is 20,500 sq. ft.
2. Providence City Code (PCC) 10-8-2 says: in areas that contain sensitive areas and hazard zoned (see Chapter 5 of this Title) Thirty percent (30%) of the lots can be less than the minimum lot size and/or reduced frontage width, but no lot can be less than 12,000 sq. ft. in the subdivision and the frontage requirement at the setback line must be the minimum for the zone.
3. The minimum lot width at the setback line in a SFL zone is 100 ft. (see PCC 10-8-1: Area Regulations)
4. The Developer has provided results from a water model for the area and the pressures are adequate for fire flow requirements.
5. The Developer has agreed to dedicate the property for a water reservoir.

**FINDINGS OF FACT:**

The following were used to review this plat:

1. PCC 10-5 Overlay Zones, including but not limited to:
  - a. PCC 10-5-2: Sensitive Areas
  - b. PCC 10-5-4: Hazard Slope Zone (HS)
  - c. PCC 10-5-6: Hazard Earthquake Primary Fault Zone (HE)
2. PCC 10-8 Area Regulations
3. PCC 11-3-3: Final Plat
4. PCC 11-4 Design Standards

**CONCLUSIONS OF LAW:**

1. The final plat meets the above requirements with the following conditions:

**CONDITIONS:**

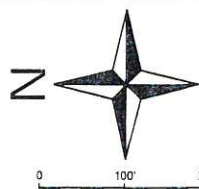
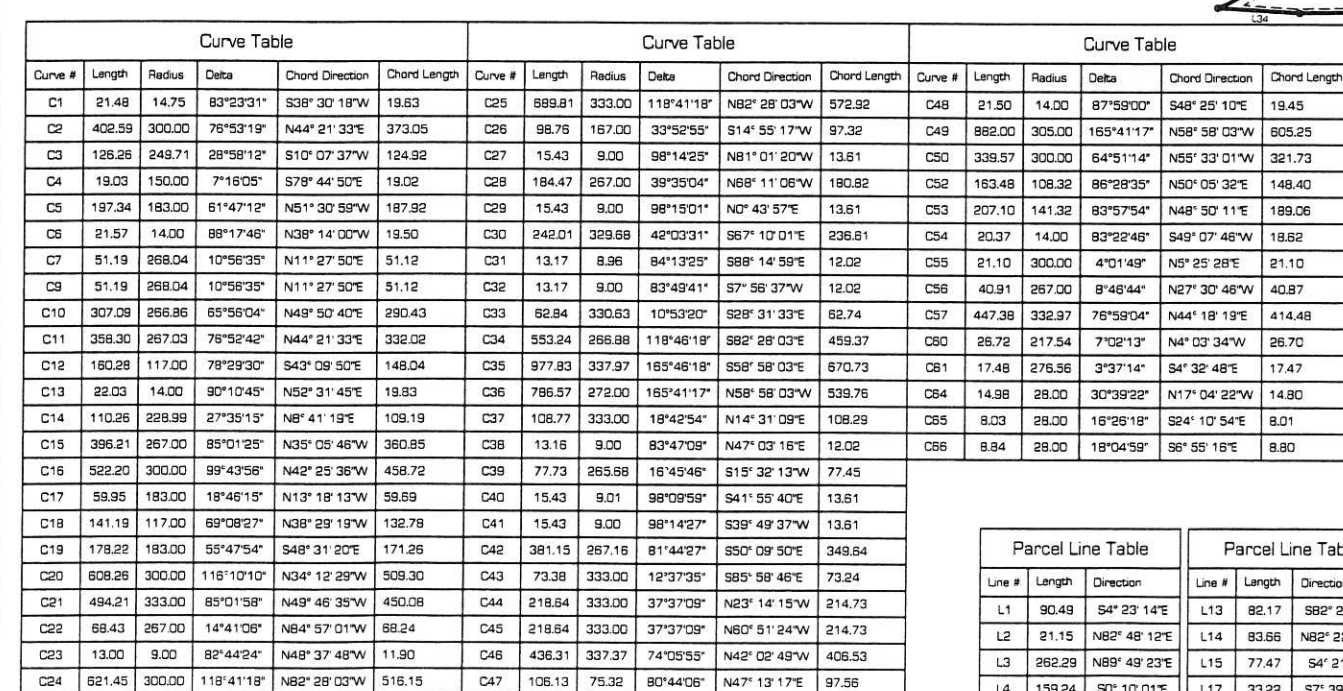
1. A statement from GeoStrata LLC verifying the April 23, 2008 Surface Fault Rupture Hazard Assessment must be submitted to the City.
2. Sheets 2 and 3 must be combined.
3. Remove the 40 PSI line.
4. The addresses must be added to the plat.
5. The constructions plans must be approved and signed by the City Engineer.
6. The development agreement must be approved by the City Council
7. Developer continues to meet all relevant federal, state, and local rules, laws, ordinances, etc.
8. The City does not consider the final plat approved until the construction drawings are signed, the development agreement has been signed, and all signatures are on the final plat.

**RECOMMENDATION:**

That the Planning Commission approve the attached final plat with the findings of fact, conclusions of law, and conditions listed above.



PROVIDENCE CITY, CACHE COUNTY, UTAH, APRIL 2016, SCALE: 1"=100'



Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	90.49	S4° 23' 14"E	L13	82.17	S82° 22' 53"E	L25	107.23	S3° 55' 05"E	L36	55.00	N1° 03' 31"W	L47	105.91	N1° 01' 32"E	L58	216.54	N82° 24' 35"W	L71	114.84	S85° 38' 30"W
L2	21.15	N82° 48' 12"E	L14	83.66	N82° 22' 53"W	L26	31.15	S3° 55' 05"E	L37	19.42	S88° 57' 07"W	L48	191.11	S81° 31' 43"E	L59	237.66	N82° 24' 35"W	L72	74.98	S87° 42' 26"W
L3	262.29	N89° 49' 23"E	L15	77.47	S4° 21' 30"E	L27	18.72	S9° 01' 17"W	L38	13.67	S49° 51' 28"W	L49	37.69	S86° 35' 26"E	L61	261.18	N82° 24' 35"W	L73	80.69	N87° 39' 07"E
L4	159.24	S0° 10' 01"E	L17	33.22	S47° 39' 38"W	L28	74.98	S87° 42' 26"W	L39	19.46	N87° 58' 38"W	L50	13.67	N49° 51' 28"E	L62	257.91	N82° 24' 35"W	L74	74.27	N2° 07' 29"E
L5	180.00	N89° 49' 59"E	L18	33.34	S7° 39' 38"W	L29	99.58	N61° 58' 23"E	L40	88.05	N12° 03' 03"W	L51	56.00	N40° 08' 32"W	L63	254.51	N82° 24' 35"W	L75	174.44	S32° 24' 03"E
L6	16.49	N82° 48' 12"E	L19	84.64	S4° 19' 37"E	L30	83.95	N15° 41' 30"E	L41	12.93	N49° 51' 28"E	L52	114.73	N4° 21' 30"W	L64	251.27	S82° 24' 35"E	L76	68.11	N88° 56' 20"E
L7	138.16	N2° 07' 29"E	L20	107.46	S88° 56' 20"W	L31	107.46	N88° 56' 20"E	L42	56.19	S44° 54' 49"E	L53	164.32	S71° 26' 07"E	L66	27.70	S88° 11' 47"E			
L8	107.36	N2° 07' 29"E	L21	33.06	S88° 56' 20"W	L32	168.51	N3° 55' 05"W	L43	17.60	S49° 51' 28"W	L54	182.08	N82° 24' 35"W	L67	11.15	N88° 34' 43"W			
L10	140.00	N0° 10' 01"W	L22	33.05	S88° 56' 20"W	L33	66.56	N7° 39' 38"E	L44	12.89	S88° 56' 50"W	L55	201.98	N82° 24' 35"W	L68	134.77	N87° 16' 58"W			
L11	65.87	N82° 48' 12"E	L23	15.10	S15° 41' 30"W	L34	96.74	S3° 28' 23"E	L45	56.19	S5° 44' 21"E	L56	219.89	N82° 24' 35"W	L69	128.12	N85° 38' 30"E			
L12	129.37	S82° 22' 53"E	L24	30.12	S3° 55' 05"E	L35	19.27	N88° 56' 50"E	L46	8.29	N88° 56' 50"E	L57	236.31	N82° 24' 35"W	L70	121.53	N85° 38' 30"E			

civilsolutionsgroupinc.



PROVIDENCE | P: 435.213.3762  
SALT LAKE CITY | P: 801.216.3192  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

LITTLE BALDY PLACE SUBDIVISION  
FINAL PLAT  
PROVIDENCE UT

[illegible]

PROJECT #: 742-1501  
DRAWN BY: J. TAYLOR  
PROJECT MANAGER: M. TAYLOR  
REVIEWED BY: D. MACFARLANE  
ISSUED: 07.01.2016



FINAL  
PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN  
PROVIDENCE CITY, CACHE COUNTY, UTAH, APRIL 2016, SCALE: 1"=100'

**civilsolutionsgroup inc.**



PROVIDENCE | P: 435.213.3762  
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LITTLE BALDY PLACE SUBDIVISION  
FINAL PLAT  
PROVIDENCE UT

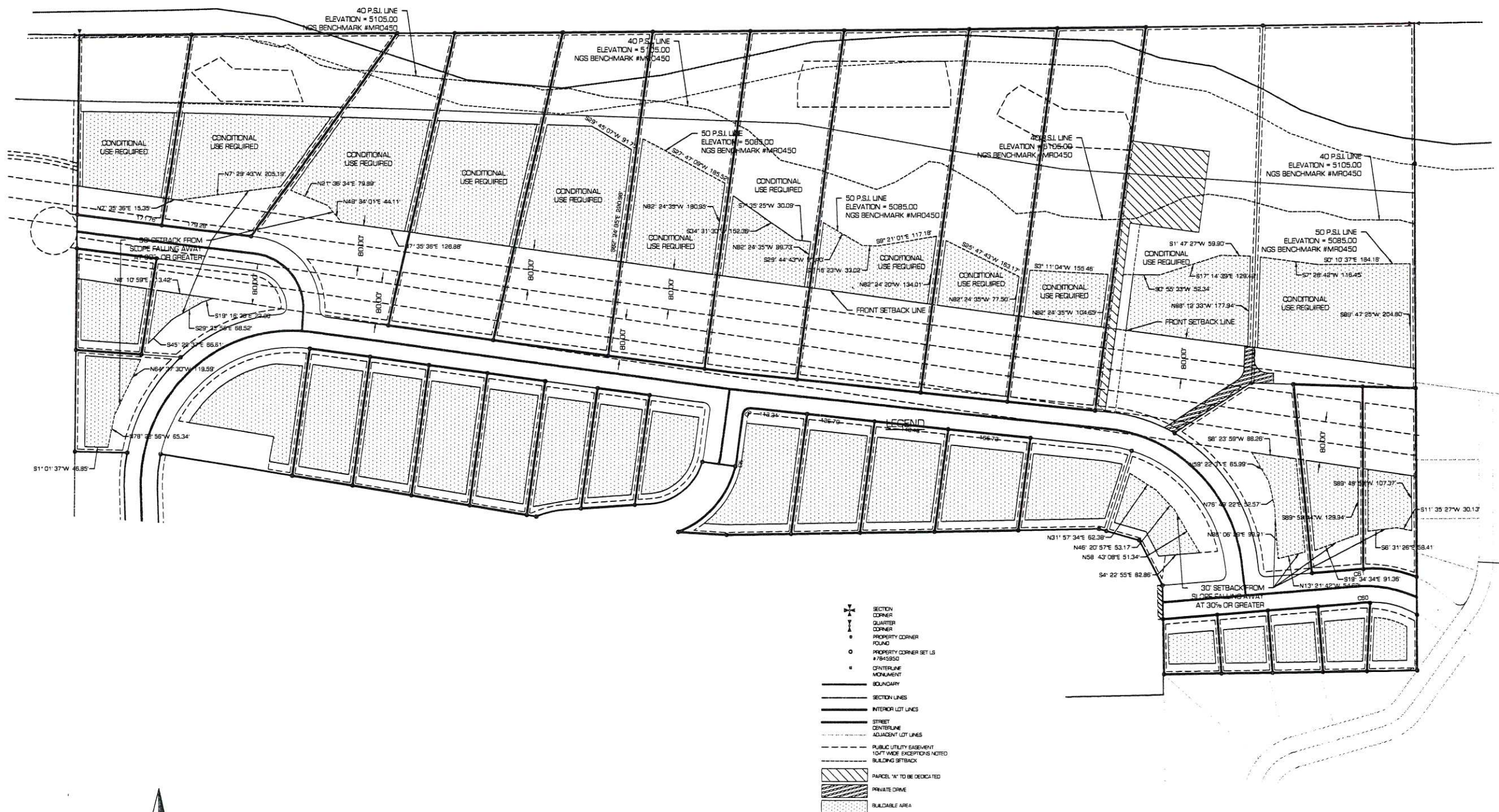
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FINAL PLAT  
BUILDABLE AREA

SHEET 3 OF 3



0 100 200



## Utah State Requirements for the General Plan

### Utah Code - Title 10 - Chapter 09 -The Municipal Land Use Development and Management Act

To find all the relevant statutes go to: <http://www.le.state.ut.us/~code/code.htm>

#### THE GENERAL PLAN

Make not little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency.

- Daniel H. Burnham, architect (1846-1912).

#### **10-9a-401. General plan required -- Content.**

(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

(2) The plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development;

(f) the protection or promotion of moderate income housing;

(g) the protection and promotion of air quality;

(h) historic preservation;

(i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and

(j) an official map.

(3) Subject to Subsection **10-9a-403(2)**, the municipality may determine the comprehensiveness, extent, and format of the general plan.

**10-9a-405. Effect of general plan.**

Except as provided in Section **10-9a-406**, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

**10-9a-406. Public uses to conform to general plan.**

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

**10-9a-403. Plan preparation.**

(1) (a) The planning commission shall provide notice, as provided in Section **10-9a-203**, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) **for cities**, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- (A) to meet the needs of people desiring to live there; and
- (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:
  - (A) rezone for densities necessary to assure the production of moderate income housing;
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
  - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
  - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
  - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
  - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
  - (G) consider utilization of affordable housing programs administered by the Department of Community and Culture.
- (3) The proposed general plan may include:
  - (a) an environmental element that addresses:
    - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
    - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
  - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
  - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
    - (i) historic preservation; and
    - (ii) the diminution or elimination of blight; and
    - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
  - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
  - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
  - (f) provisions addressing any of the matters listed in Subsection **10-9a-401(2)**; and
  - (g) any other element the municipality considers appropriate.

**10-9a-203. Notice of intent to prepare a general plan or comprehensive general plan amendments in certain municipalities.**

(1) Before preparing a proposed general plan or a comprehensive general plan amendment, each municipality within a county of the first or second class shall provide ten calendar days notice of its intent to prepare a proposed general plan or a comprehensive general plan amendment to:

- (a) each affected entity;
- (b) the Automated Geographic Reference Center created in Section **63F-1-506**;
- (c) the association of governments, established pursuant to an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, of which the municipality is a member; and
- (d) the state planning coordinator appointed under Section **63-38d-202**.

(2) Each notice under Subsection (1) shall:

- (a) indicate that the municipality intends to prepare a general plan or a comprehensive general plan amendment, as the case may be;
- (b) describe or provide a map of the geographic area that will be affected by the general plan or amendment;
- (c) be sent by mail, e-mail, or other effective means;
- (d) invite the affected entities to provide information for the municipality to consider in the process of preparing, adopting, and implementing a general plan or amendment concerning:
  - (i) impacts that the use of land proposed in the proposed general plan or amendment may have; and
  - (ii) uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and
- (e) include the address of an Internet website, if the municipality has one, and the name and telephone number of a person where more information can be obtained concerning the municipality's proposed general plan or amendment.

**10-9a-204. Notice of public hearings and public meetings to consider general plan or modifications.**

(1) Each municipality shall provide:

- (a) notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
- (b) notice of each public meeting on the subject.

(2) Each notice of a public hearing under Subsection (1)(a) shall be at least ten calendar days before the public hearing and shall be:

- (a) published in a newspaper of general circulation in the area;
- (b) mailed to each affected entity; and
- (c) posted:
  - (i) in at least three public locations within the municipality; or
  - (ii) on the municipality's official website.

(3) Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be:

- (a) submitted to a newspaper of general circulation in the area; and
- (b) posted:
  - (i) in at least three public locations within the municipality; or
  - (ii) on the municipality's official website.

In addition to the elements in your plan we recommend adding this required document to your general plan  
**ANNEXATION – Required for both cities and towns**  
**10-2-401.5. Annexation policy plan.**

(1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.

(2) To adopt an annexation policy plan:

(a) the planning commission shall:

(i) prepare a proposed annexation policy plan that complies with Subsection (3);

(ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;

(iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;

(iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);

(v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);

(vi) hold a public hearing on the proposed annexation policy plan;

(vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;

(viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and

(ix) submit its recommended annexation policy plan to the municipal legislative body; and

(b) the municipal legislative body shall:

(i) hold a public hearing on the annexation policy plan recommended by the planning commission;

(ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;

(iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and

(iv) adopt the recommended annexation policy plan, with or without modifications.

(3) Each annexation policy plan shall include:

(a) a map of the expansion area which may include territory located outside the county in which the municipality is located;

(b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:

(i) the character of the community;

(ii) the need for municipal services in developed and undeveloped unincorporated areas;

(iii) the municipality's plans for extension of municipal services;

(iv) how the services will be financed;

(v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and

(vi) the interests of all affected entities;

(c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and

(d) a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii).

(4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

- (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
- (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
- (i) to facilitate full development of the area within the municipality; and
- (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

(d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

(e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and

(f) be guided by the principles set forth in Subsection 10-2-403(5).

(5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.

(6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

2-1-3: PLANNING COMMISSION STAFF - ORGANIZATION:

A. The Planning Commission shall have the following staff:

1. Administrative Director. The Administrative Director to the Planning Commission shall be the ~~City Administrator~~ **Administrative Services Director** or her/his designee.
  - a. Duties of Administrative Director. The Administrative Director shall be responsible for providing staff services to the Planning Commission as provided in Titles 2, 10 and 11 of the Providence City Code within the provision of budget authority appropriated by the Providence City Council.

2-4-1: ESTABLISHED: There is created a Land Use Authority which shall consist of the Planning Commission for all subdivisions; and a body, Administrative Land Use, to include the ~~City Administrator~~ **Administrative Services Director**, Public Works Director, and City Engineer for all other land use applications.

2-4-2: ORGANIZATION: The Planning Commission shall appoint a chairperson and the ~~City Administrator~~ **Administrative Services Director** shall serve as the chairperson of their respective Land Use Authorities. Public meetings and hearings of the Authority shall be held at the call of the chairperson.

10-15-7: PENALTY, CONFISCATION OF SIGNS:

- A. Penalty: Any person who fails to abide by the provisions of this Chapter shall be guilty of a Class C misdemeanor and subject to penalty as provided in Title 1 Chapter 4 Section 1 of this Code.
- B. Confiscation of Signs: The ~~City Administrator~~ **Administrative Services Director**, or designee, may confiscate any sign located on public property in violation of this Chapter or any other City ordinance. Confiscated signs shall be stored at a location determined by the ~~City Administrator~~ **Administrative Services Director**, or designee, for a period of thirty (30) days; during which time, the owner or person having charge, control, or benefit of the confiscated sign, may redeem the sign after payment of any applicable penalties. The City shall not be liable for damages incurred to signs as a result of their confiscation. Signs not redeemed within thirty (30) days may be destroyed.

10-16-5: **PERMIT REQUIRED:**

- B. The Land Use Authority (made up of the ~~City Administrator~~ **Administrative Services Director**, City Engineer, and Public Works Director) as defined by Title 2 Chapter 4 is hereby designated the Floodplain Manager to administer and implement the provisions of this Chapter; ensure that the City's Records Officer maintains and holds open for public inspection a record of all records pertaining to the provisions of this Chapter; review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding; and review, approve or deny all applications for development permits required by this Chapter. Approval or denial of a Permit shall be based on all of the provisions of this Chapter and the following relevant factors:

11-3-1: **CONCEPT PLAN:** A concept plan shall be submitted to the city executive staff (which may include the ~~city administrator~~ **administrative services director**, public works director, city engineer, public works secretary, zoning personnel, mayor and council member) for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.